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Dear Senators,

I am asking you to vote NO on SB 608.

FOR CAUSE NOTICES.

Please research how hard it is to remove bad residents with a for cause notice. To do an enforceable for cause notice you need specifics: Times or range of times, dates, locations, witness(es) who will testify, who was the offending person(s). The notice (s) must be served properly. Without any one of these things the for cause notice will not be enforceable.

EXCEPTIONS TO USE NO CAUSE NOTICES.

You have attempted to make some exceptions to the prohibition on no cause notices but you have missed many that you have not considered.

For example, what happens if 1. The housing provider is sick, dying, or has no money or they are moving out of state for a job or military (can only sell to owner occupied and 120 day notice to resident) 2. the housing provider has passed away and the estate has to sell the property or properties 3. The termination is required by federal laws (LIHTC certification laws, HOME laws, section 8 laws) 4. eminent domain issues. These are just a few things that can come up.

WHY HOUSING PROVIDERS USE NO CAUSE NOTICES.

Housing providers are not in the business of removing residents. Housing providers don't want bad residents and other residents don't want bad residents living close to them. No cause notices are used to remove the bad residents.

EMERGENCY .

Housing providers need time to process new laws. Making this bill effective immediately is short sighted.

RENT STABILIZATION.

Rent stabilization measures have been used in several locations around the US and the results have failed. Basic economics will show this. It just adds to the cost of doing business which ultimately increases rent.

Rent control reduces supply which leads to higher rents and sub-par housing Developers will build in other states and the short supply of housing will continue along with all the problems associated with it.

SHORT TERM SOLUTIONS

1. Air B and B's have taken rental units off the markets. Look at how to reduce the numbers of air B and B's.
2. Large companies hire contractors for short term (one year and less) projects. Have these short term contractors stay in short term hotels/suites
3. Subsidize residents so residents can stay in the high vacancy new buildings and hotels.
4. Zone more trailer parks/manufacture parks close to city limits.
5. Survey public land for building opportunities. Maybe vacant buildings owned by cities /state can be repurpose for housing.
6. Allow people to add on ADU. Give them tax incentives to do this (no permits fees, no property taxes on the ADU etc).
7. Ban second homes in city limits that has a certain population size.
8. Encourage residents to live with extended family
9. Change building codes to make it easier to rehab older buildings.
10. Cities and states should buy these newly built apartments with high vacancy rates and turn them into affordable housing.
11. Ease restrictions where additional housing units may be built. Rethink land use laws.

FINAL THOUGHTS

This proposal will result in housing providers being unable to remove bad residents from the premises. It will also continue to exacerbate the short supply of housing. The only ones that will benefit from SB 608 in the long run will be attorneys on both sides and that cost will ultimately be born by those paying rent. If we cannot learn from San Francisco's mistake then expect to see apartment rents from \$3000-\$5000. This will make it so difficult to do business the small time landlords will sell out.

Thank you,

Linda Lavelle

How to increase Housing ^{Production} Supply by 20% or more
within 2 years AND DROP THE COST OF ~~CONSTRUCTION~~ Housing 20%

- 1 Zone land for construction of Affordable Housing
- 2 NO UP FRONT PERMIT COSTS TO DEVELOPERS/BUILDERS
- 3 TO REPLACE THE FUNDS TEMPORARILY LOST BY PERMIT FOR
delay, USE THE FUNDS BEING APPROPRIATED TO BUILD "AFFORDABLE"
HOUSING TO ZONE LAND & BUILD INFRASTRUCTURE.
- 4 THE PERMIT COSTS WILL BE AMORTIZED OVER 10 YEARS
AS AN ADD ON PAYMENT TO THE PROPERTY TAXES
TO THE FINAL BUYER/LANDLORD.

IN THE ABOVE SCENARIO, 2 THINGS WILL BE ~~ACHIEVED~~
ACCOMPLISHED.

^{CURRENT}
A BUILDER/DEVELOPER WITH A FUNDING TO BUILD 10 HOUSES
COULD NOW BUILD 12 HOUSES.

AND THOSE 12 HOUSES WOULD SELL FOR 20% less

INSTEAD OF 10 HOUSES @ \$300,000

YOU WOULD HAVE 12 HOUSES AT \$249,000 EACH,

(WITH A SLIGHTLY HIGHER PROPERTY ^{Tax} PAYMENT TO PAY OFF
THE PERMIT COST, BUT THIS COULD BE OFFSET BY
TAX VALUE BEING BASED ON ~~THE~~ \$249,000 VALUE RATHER
THAN \$300,000 PRESENT VALUE.)